



The City of Seattle

## Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

MHC 70/25

### MEETING MINUTES

Date: Wednesday March 26, 2025

Time: 4:30 p.m.

Physical location: PDA Meeting Room: 93 Pike Street # 317

Virtual location: Virtual access as provided in the meeting agenda.

### Commissioners Present

Jonathan Cracolici, Chair

Grace Leong, Vice Chair

Sarah Baker

Mark C. Childs

Golnaz Mohammadi

Elisa Oksner (*joins at approximately 43:38*)

Lisa Martin

### Commissioner Absent

Samuel Farrazaino

### Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Chair Jon Cracolici determined a quorum was present and called the meeting to order at 4:31pm.

### 032625.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

#### 032625.11 Market Grill

Right-of-way adjacent to: 1509 Pike Pl #3

Applicant: Drew Zarba, Business Owner

Property Owner: Shannon Hilliard, PDA

Use: Proposal to operate a temporary outdoor dining area for the exclusive use of Market Grill customers.

Staff Report: Minh Chau Le provided exhibits related to proposal: Site plan, floor plan, photo of site, and photos and details for stanchions, tables, chairs, umbrellas. Relevant guidelines cited 2.8.1, 2.9.1, 2.11.4. URC recommendation: Approval

URC: Consistent with what was approved previously.

Applicant Presentation & Comment: Repeating seating done in past, exactly as done before.

Property Owner Comment: Approves.

Public Comment: None.

Commission Questions: None.

Commission Discussion: None.

Action: Sarah Baker made a motion to adopt a resolution to accept application as presented, citing 2.8.1, 2.9.1, 2.11.4.

Vote: 6:0:0 Motion carried.

Design: Proposal for seating, umbrellas, stanchions related to outdoor dining operation.

Staff Report: See above Staff Report for exhibits. Relevant guidelines cited 3.4; 3.6; 3.7; 3.8. No conflicts cited.

DRC: Red umbrellas preferred by DRC; DRC requested signs that note priority seating for Market Grill customers.

Applicant Presentation & Comment: Prefers rope dividers; sign on tables will face up rather than outwards.

Property Owner Comment: No comment

Public Comment: None

Commission Questions: None

Commission Discussion: Whether the signs should refer to priority vs exclusive seating. Straw poll taken to make signage optional 3/2/1. Applicant agrees with either exclusive or priority; both are acceptable.

Action: Jon Cracolici made a motion to adopt a resolution to approve the application as presented, citing 3.4, 3.6, 3.7, 3.8.

Vote: 6:0:0 Motion carried.

032625.12

Magpie Mouse Studios

1516 Western Ave

Sarah Meranda, Business Owner

Shannon Hilliard, Property Owner

Placement of an A-frame sign in the right-of-way adjacent to the business space.

Staff Report: Minh Chau Le provided exhibits related to proposal: Site plan; existing floor plan; photos of existing A-frame location, proposed A-frame sign design; awning sign details. Relevant guidelines cited 3.6.6.

UCR: Recommended approval. Awning has had printed signs for previous and neighbor tenants.

Applicant Presentation & Comment: The shop has limited space for signage.

Property Owner Comment: There are unique limitations and visibility challenges for the site.

Public Comment: None

Commission Questions: Confirms that applicant is amenable to using these signs on a temporary basis until a permanent design is ready.

Commission Discussion: Consideration of making an approval until permanent sign is installed; discussion of approved A-frames on Western Ave; challenges with the quantity of A-frames; clarification to cite 3.6.6.

Action: Jon Cracolici made a motion to adopt resolution to approve application as presented, citing 3.6.6.

Vote: 6:0:0 Motion carried.

Design: A-frame sign design, and lettering to be printed onto existing storefront canopy.

Staff Report: Relevant guidelines cited 3.4; 3.6; 3.8.

DCR: Sign conditional upon use approval.

Applicant Presentation & Comment: Nothing additional to add.

Property Owner Comment: None

Public Comment: None

Commission Questions: Inquiries about canopy sign.

Commission Discussion: None.

Action: Grace Leong moved to adopt a resolution to approved the application as presented, citing guidelines 3.4; 3.6; 3.8.

Vote: 6:0:0 Motion carried.

032625.13

Pasta Casalinga

93 Pike St (Economy Building marquee on First Avenue)

Applicant: Michela Tartaglia, Business Owner

Property Owner: Shannon Hilliard, PDA

Proposed installation of an offsite hanging sign on the building marquee.

Staff Report: Minh Chau Le provided exhibits related to proposal 032625.13: Renderings; color and material information; scale drawings; mounting details; site plan. Relevant guidelines cited: 3.6.6. URC recommendation: Approval.

UCR: Recommended approval. Appreciated attention to site lines, context to other signs.

Applicant Presentation & Comment: Usefulness of directional signage at this location for customers and delivery, visually appealing.

Property Owner Comment: Shannon Hilliard approves.

Public Comment: Austin Crowley

Commission Questions: Other signage locations for Pasta Casalinga were reviewed, all the way to the northern-most possible location.

Commissioner Elisa Oksner joined the meeting at approximately 5:13 p.m.

Commission Discussion: None.

Action: Jon Cracolici made a motion to adopt a resolution to approve the application as presented citing 3.6.6.

Vote: 7:0:0 Motion carried.

Design: Proposed design for hanging sign.

Staff Report: See above report for exhibits related to proposal 032625.13: Relevant guidelines cited: 3.6.6.

DCR: Recommends approval.

Applicant Presentation & Comment: Simple sign with logo and an arrow.

Property Owner Comment: No additional comment

Public Comment: None

Commission Questions: Protective covering for neon confirmed and bird deterring spikes confirmed.

Commission Discussion: None.

Action: Jon Cracolici moved to adopt a resolution approving the application as presented, further allowing for neon protection and any needed anti-bird measures, citing 3.2, 3.6, 3.6.1.

Vote: 7:0:0 Motion carried.

032625.14

PDA Outdoor Seating

1901 Western Ave Plaza Level, MarketFront Building; 1501 Pike Pl, Level 3 outdoor area, Leland Building; Right-of-way: Pike St at 1st Ave; Right-of-way: Pike Pl between Pike St and Virginia St.

Applicant and Property Owner: Zack Cook, PDA

Use: Proposal for outdoor public seating at various Market locations.

Staff Report: Minh Chau Le provided exhibits related to proposal 032625.14: Applicant's statements; site plans; photos of proposed sites; photos and details for stanchions, tables, chairs, umbrellas. Relevant guidelines cited 2.3, 2.9, 2.11.

UCR: Consolidated application is helpful. Recommended approval.

Applicant & Property Presentation & Comment: Location descriptions, dimensions, consideration had been made regarding busker spaces, activation, loading/unloading considerations. The Down Under space is a new location for seating. Planters will serve as barriers.

Public Comment: Gina Caraba; Heather Pihl; Austin Crowley.

Commission Questions: Confirmation of: timeline for Pike Pl seating is coordinated with the Copacabana deck replacement, SDOT involvement with applications; working with tenants; management of seating areas; public, non-exclusive seating.

Commission Discussion: True public seating; potential new seating trends from park re-opening.

Action: Grace Leong moved to adopt a resolution approving the application as amended to allow seating at MarketFront and HillClimb allowed for one full year from now, citing 2.3. 2.9, 2.11.

Vote: 6:0:1 Motion carried. Abstention by Lisa Martin

Design: Seating, umbrellas, barriers, fencing, signage related to outdoor seating areas.

Staff Report: Minh Chau Le reports DRC request for floor plan for HillClimb area and signage. Relevant guidelines cited 3.1; 3.6; 3.6.6; 3.7; 3.8.

DCR: Floor plan and signage was provided upon request; concerns with mobile items and safety for drop to Western Ave.

Applicant and Property Owner Presentation & Comment: Zack Cook, PDA: Wayfinding signage was provided at the DRC's request.

Public Comment: None

Commission Questions: Accessible electricity; signage.

Commission Discussion: General support; general future contemplations of space. Jon Cracolici moved to adopt a resolution to approve the application as presented, citing 3.1; 3.6; 3.6.6; 3.7; 3.8.

Vote: 7:0:0 Motion carried.

## **032625.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL –DESIGN**

### **032625.21 Visit Seattle**

Market Information Booth – Pike St between 1st Ave and Pike Pl

Applicant: Rudd Schupp, Visit Seattle

Property Owner: Shannon Hilliard, PDA

Proposal to install additional brochure racks on information booth.

Staff Report: Minh Chau Le provided exhibits related to proposal 032625.21: Photos of site; rack and hardware images; site plans. Relevant guidelines cited 3.1; 3.4.1; 3.4.3; 3.8. DRC recommendation: Approved.

DCR: Straightforward proposal.

Applicant Presentation & Comment: Materials to be displayed by day only.

Property Owner Comment: Supports proposal.

Public Comment: None.

Commission Questions: None.

Commission Discussion: Suggestion to allow the ability to add racks of the same design if needed in the future so they don't have to return to MHC.

Action: Jon Cracolici moved to adopt a resolution approving the application with the following amendment: applicants may replace the existing rack to match or add racks along that frontage as needed, citing guidelines 3.1; 3.4; 3.8.

Vote: 7:0:0 Motion carried.

032625.22

North Arcade Slabs

1509 Pike Pl, outdoor concrete slabs north of the Fairley Building North Arcade

Applicant and Property Owner: Zack Cook and Alana Crowley, PDA

Proposal to permanently install vertical display grids onto the existing horizontal concrete slabs used for vending

Staff Report: Minh Chau Le provided exhibits related to proposal 032625.22: Project overview; applicant's data on past grid usage; grid specifications; photos of existing slabs; photos of installed grids. Relevant guidelines cited 2.1; 2.11; 3.2; 3.4; 3.8. DRC recommendation: Use should be incorporated into the discussion.

DCR: Requires further conversation, including consideration of use guidelines.

Applicant & Property Owner Presentation & Comment: Presented exhibits, discussed falling hazards.

Public Comment: Gina Caraba; Kim Ramirez; Daniel Flemming; Mark Carpenter; John Paulson; Heather Pihl; Peter Shively; Ryan Sanderson; Austin Crowley.

Commission Questions: Confirmation of: survey sample size of 27; grid install/removal; fabricated in 2016; load strength of grids not adequate for total safety.

Commission Discussion: Consider additional brackets to join grids to one another. In favor of safety. The proposal is not a permanent solution. Applicant should work with MHC to design a more permanent display and safety grid.

Action: Jon Cracolici made a motion to approve the application with following amendments: removable temporary brackets to be installed to improve their strength, the approval lasts 12 months from today, citing 2.1; 2.9; 2.11; 3.2; 3.4; 3.8.

Vote: 6:1:0 Motion carried. Lisa Martin opposed.

**032625.3      APPROVAL OF MINUTES**

Action: Marks C. Childs moved to approve minutes of October 9, 2024 minutes as amended.

Vote: 6:0:1 Motion carried. Lisa Martin abstained.

**032625.4      REPORT OF THE STAFF**

Further explanation of repair-in-kind will be provided at the next meeting, as requested by the commission.

**032625.5      REPORT OF THE CHAIR**

Mark C. Childs and Jon Cracolici will attend April 3 meeting regarding street use.

**032625.6      REPORTS OF THE STANDING COMMITTEES**

Use Review Committee: Sarah Baker has joined.

Design Review Committee: No report.

**032625.7      REPORT OF THE SPECIAL COMMITTEE**

Guideline Review Committee: Next meeting is April 3 agenda.

**032625.8      NEW BUSINESS**

Standing item - MHC coordination with PDA and community stakeholders: Jon Cracolici reports conversation with PDA Executive Director Rachel Ligtenberg; wants to create a more collaborative relationship between MHC and PDA.

Standing item - Discussion of public ways and amenities:

Recurring item - Commission work group updates: Executive committee work to advance Position 12 candidates is complete.

Public Comment: Austin Crowley

Meeting adjourned at 6:56 p.m.

Submitted by:

Donna Hartmann-Miller,

Administrative Specialist Support